

ATTACHMENT J08

C.E. Kelly Support Facility Neville Island Water Distribution System

Table of Contents

J08.1 C.E. Kelly Support Facility Overview	J08-1
J08.2 Water Distribution System Description	J08-1
J08.3 Specific Service Requirements.....	J08-4
J08.4 Current Service Arrangement	J08-4
J08.5 Secondary Metering	J08-4
J08.6 Submittals	J08-5
J08.7 Water Conservation Projects.....	J08-5
J08.8 Service Area.....	J08-5
J08.9 Off-Installation Sites	J08-5
J08.10 Specific Transition Requirements.....	J08-5
J08.11 Government Recognized System Deficiencies	J08-6
J08.12 Water Distribution System Points of Demarcation.....	J08-6

List of Tables

1 Fixed Inventory Water Distribution System, C.E. Kelly Support Facility, Neville Island	J08-2
2 Spare Parts Water Distribution System, C.E. Kelly Support Facility, Neville Island	J08-3
3 Specialized Equipment and Vehicles Water Distribution System, C.E. Kelly Support Facility, Neville Island	J08-3
4 Manuals, Drawings, and Records Water Distribution System, C.E. Kelly Support Facility, Neville Island	J08-3
5 Existing Secondary Meters Water Distribution System, C.E. Kelly Support Facility, Neville Island	J08-4
6 New Secondary Meters Water Distribution System, C.E. Kelly Support Facility, Neville Island	J08-4
7 Service Connections and Disconnection's Water Distribution System, C.E. Kelly Support Facility, Neville Island	J08-5
8 System Deficiencies Water Distribution System, C.E. Kelly Support Facility, Neville Island	J08-6
9 Points of Demarcation Water Distribution System, C.E. Kelly Support Facility, Neville Island	J08-6
10 Anomalous Points of Demarcation Water Distribution System, C.E. Kelly Support Facility, Neville Island	J08-7
11 Plants Water Distribution System, C.E. Kelly Support Facility, Neville Island	J08-7

J08 C.E. Kelly Support Facility Neville Island Water Distribution System

J08.1 C.E. Kelly Support Facility Overview

The mission of C.E. Kelly Support Facility is to provide logistical and engineering support to military facilities within a defined area of support. The host command is the U.S. Army Reserve Command. Major tenants include:

- 99th RSC
- Army and Air Force Exchange Service
- Commissary
- Federal Aviation Administration
- General Services Administration
- Training Support Battalion

The C.E. Kelly Support Facility consists of four (4) separate installations; these are: (1) Main Post, (2) Site 62, (3) Site 63, and (4) Neville Island. The Main Post is located approximately 12 miles Southwest of Pittsburgh, PA. The Main Post consists of approximately 118 acres. There are a total of 51 buildings, enclosing a combined 246, 876 square feet. Site 62 is also approximately 12 miles Southwest of Pittsburgh, PA, and 3 miles from the Main Post. Site 62 consists of approximately 13 acres. There are a total of 7 buildings, enclosing a combined 15, 517 square feet. Site 63 is approximately 14 miles Southwest of Pittsburgh, PA, and 5 miles from the Main Post. Site 63 consists of approximately 22 acres. There are a total of 14 buildings, enclosing a combined 24, 308 square feet. Neville Island is located approximately 6 miles West of Pittsburgh, PA, and 20 miles from the Main Post. Neville Island consists of approximately 15 acres. There are a total of 15 buildings, enclosing a combined 53,560 square feet.

C.E. Kelly Support Facility has a total population of about 485 people, including military and civilians, with a combined payroll of about \$12 million per year.

There are no major capital improvement projects projected for the next 5 years.

J08.2 Water Distribution System Description

J08.2.1 Water Distribution System Fixed Equipment Inventory

The C.E. Kelly Support Facility Neville Island Water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation, and/or Government ownership currently starts, to the point of demarcation. (See paragraph J08.12). The systems may include, but are not limited to, pipelines, valves, regulators, and meters. The following description and inventory is included to provide the

Offeror with a general understanding of the size and configuration of the distribution systems. The inventory is assumed to be approximately 90 percent complete. The Offeror shall base the proposal on site inspections, information in the bidder's library, other pertinent information, and to a lesser degree the following description. Under no circumstances shall the Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

J08.2.1.1 Description

The water distribution system at Neville Island obtains potable water from the Neville Island Township Water Authority. This flow is sufficient to satisfy the requirements of the site and Neville Island, Pennsylvania. There are no active wells on the installation.

The potable water distribution system consists of small service lines and larger distribution lines with diameters up to 6 inches. The piping system appears to be made of cast iron exclusively. The Neville Island Township Water Authority owns the meter that serves the system. The meter vault is of a standard design by Pennsylvania American Water Company.

J08.2.1.2 Inventory

Table 1 provides a general listing of the major collection system fixed assets for the C.E. Kelly Support Facility Neville Island water distribution system included in the purchase. The system will be sold in an “as is, where is” condition without any warranty, representation, or obligation on the part of Government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for, operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

TABLE 1

Fixed Inventory

Water Distribution System, C.E. Kelly Support Facility, Neville Island

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Pipe, Cast Iron	6	350	lf	1956
Pipe, Cast Iron	6	20	lf	1999
Pipe, Cast Iron	6	120	lf	1999
Valve, Gate	1-1/2	1	ea	1942
Valve, Gate	2	1	ea	1956
Valve, Gate	2	1	ea	1999
Valve, Globe	2	1	ea	1999
Valve, Gate	6	1	ea	1956
Valve, Gate	6	1	ea	1942
Valve, Gate	6	1	ea	1999
Valve Blow-off W/Post Indicator	6	1	ea	1960

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Fire Hydrant		2	ea	1955

PVC = polyvinyl chloride
 lf = linear feet
 ea = each
 Kgd= kilo gallons per day

J08.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2

Spare Parts

Water Distribution System, C.E. Kelly Support Facility, Neville Island

Qty	Item	Make/Model	Description	Remarks
None Identified				

TABLE 3

Specialized Equipment and Vehicles

Water Distribution System, C.E. Kelly Support Facility, Neville Island

Description	Quantity	Location	Maker
None Identified			

J08.2.3 Water System Manuals, Drawings, and Records Inventory

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

Water Distribution System, C.E. Kelly Support Facility, Neville Island

Qty	Item	Description	Remarks
None			

J08.3 Specific Service Requirements

The service requirements for the C.E. Kelly Support Facility Neville Island Water distribution system are as defined in Section C, *Description/Specifications/Work Statement*.

J08.4 Current Service Arrangement

Neville Island obtains potable water from the Township of Neville Island Water Authority in Neville Island, Pennsylvania. The flow is sufficient to satisfy the requirements of both the facility and the township of Neville Island, Pennsylvania. The site contains two water accounts. The estimated daily maximum demand is 1,000 gallons per day and the estimated annual consumption is 102,000 gallons of water.

J08.5 Secondary Metering

The Base may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Paragraph C.3.

J08.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW paragraph C.3 and J08.6 below.

TABLE 5

Existing Secondary Meters

Water Distribution System, C.E. Kelly Support Facility, Neville Island

Meter Location	Meter Description
None identified	

J08.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in Table 6. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraph C.3 and J08.6 below.

TABLE 6

New Secondary Meters

Water Distribution System, C.E. Kelly Support Facility, Neville Island

Meter Location	Meter Description
None Identified	

J08.6 Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.
2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.
- Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

J08.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes.

None

J08.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the C.E. Kelly Support Facility Neville Island boundaries.

J08.9 Off-Installation Sites

The Main Post, Site 62, and Site 63 are off-installation sites, but are not associated with this scope.

J08.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer of the C.E. Kelly Support Facility Neville Island Water distribution system.

Table 7

Service Connections and Disconnection's
Water Distribution System, C.E. Kelly Support Facility, Neville Island

Location	Description
None Identified	

J08.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the C.E. Kelly Support Facility Neville Island Water Distribution System. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AC.

Table 8

System Deficiencies

Water Distribution System, C.E. Kelly Support Facility, Neville Island

Project Location	Project Description
None Identified	

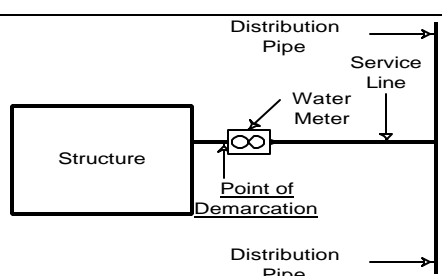
J08.12 Water Distribution System Points of Demarcation

The point of demarcation is defined as the point on the piping system where ownership changes from the Grantee to the building owner. This point of demarcation will typically be at the point the utility enters a building structure. **Table 9** identifies the type and general location of the point of demarcation with respect to the building for each scenario. **Table 10** lists anomalous points of demarcation that do not fit any of the scenarios of Table 9. **Table 11** includes any parcels of land that the Grantee will need to be granted exclusive use under the right-of-way.

TABLE 9

Points of Demarcation

Water Distribution System, C.E. Kelly Support Facility, Neville Island

Point of Demarcation	Applicable Scenario	Sketch
Water Meter or Backflow Device, or Valve (closest apparatus to the exterior of the structure)	Water meter, backflow device, or valve is located on the service line entering the structure within 25 feet of the exterior of the structure.	 <p>The sketch illustrates a building labeled 'Structure' on the left. A horizontal line representing the 'Service Line' enters the structure from the right. A 'Water Meter' is shown on this line just before it enters the building. An arrow points to the water meter with the label 'Point of Demarcation'. Above the service line, a 'Distribution Pipe' is shown with an arrow pointing right. Below the service line, another 'Distribution Pipe' is shown with an arrow pointing right.</p>

Point of Demarcation	Applicable Scenario	Sketch
Point where the service line enters the structure	No water meter, backflow device, or valve exists on the service line entering the structure.	<p>The sketch illustrates a rectangular structure. A horizontal line representing the 'Service Line' enters the structure from the right. Above this line, the text 'Distribution Pipe' is written with an arrow pointing right. Below the line, the text 'Distribution Pipe' is written with an arrow pointing right. The point where the service line enters the structure is labeled 'Point of Demarcation' with an arrow pointing to it.</p>

TABLE 10

Anomalous Points of Demarcation

Water Distribution System, C.E. Kelly Support Facility, Neville Island

Building No.	Point of Demarcation Description
None	

TABLE 11

Plants

Water Distribution System, C.E. Kelly Support Facility, Neville Island

Description	Facility Number	State Coordinates	Other Information
None			